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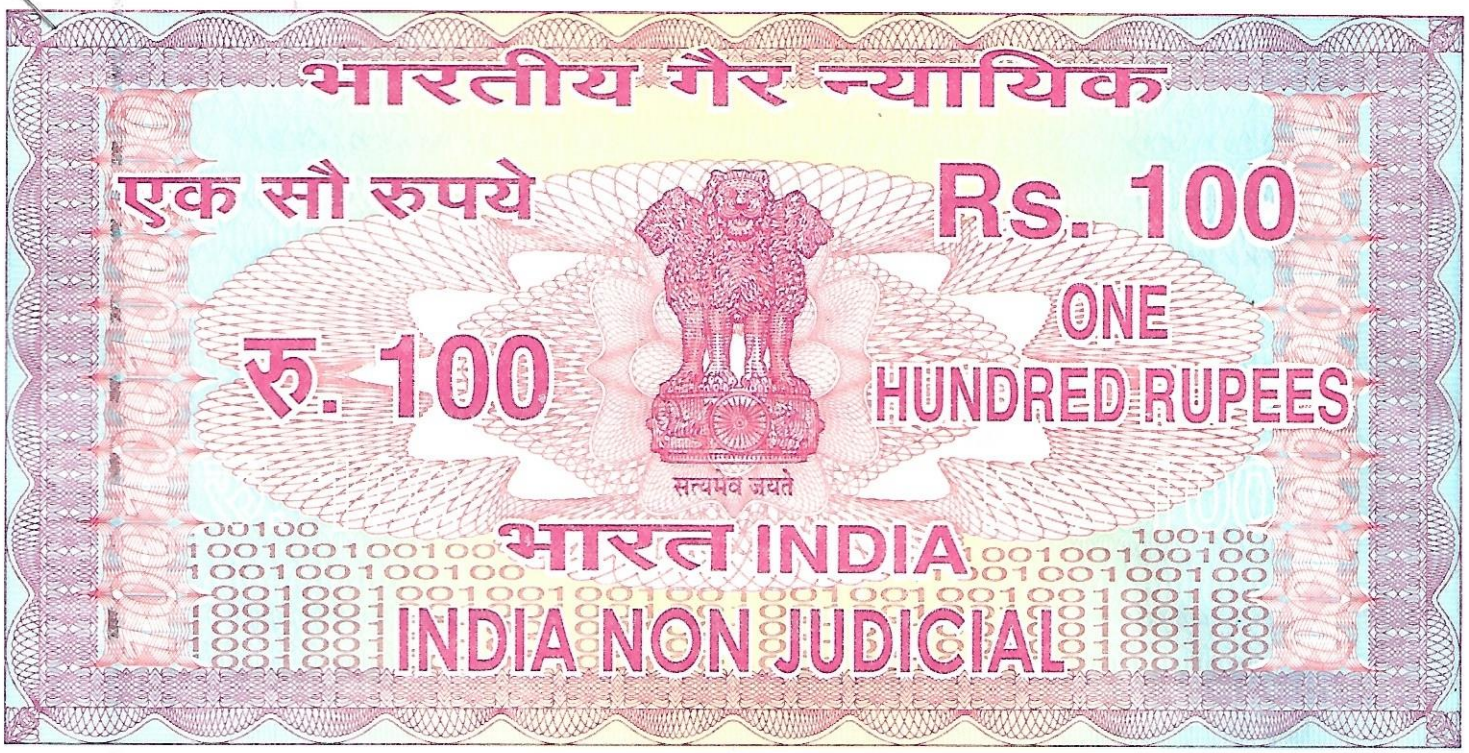
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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**Official Property Record**

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தமிழ்நாடு तमिलनाडु TAMILNADU 19 DEC 2024 EW 911269

அருமுகம்
கோபி

G.C. ரவிச்சந்திரன்
முத்திரைத்தாள் விற்பனையாள
கோபிசெட்டிபாளையம்.
உரிமம் எண்:2/2004/கோ

**FORM – 'B'**
**[See rule 3(4)]**

## Affidavit cum Declaration

Affidavit-cum-Declaration of **N.ARUMUGAM, K.K.SARAVANAN, K.M.JANAKI, K.M.GUGANANTHAN** the promoters of the proposed Project **MUTHU NAGAR**

We, **N. Arumugam, K.K. Saravanan, K.M. Janaki, K.M. Guganathan** the promoter of the proposed project **MUTHU NAGAR**, located in Survey Number.**709/3A,709/4A** part of Kugalur 'A' Village & Kugalur Town Panchayat, Gobichettipalayam Taluk, Erode District, do hereby solemnly declare, undertake and state as under:

1. N. Arumugam
2. K.K. Saravanan
3. K.M. Janaki
4. K.M. Guganathan

1. That the promoter have a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authentication copy of the agreement between such owner and promoter for development of project is enclosed herewith.

2. That, the said land is free from all encumbrances.

3. That the project work had been completed.

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For Layout Projects, it will be cost of Development and the land cost.

5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal have been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time from the competent authorities.

1. —.
2. K.K. Lady
3. J.C.M. Janaki
4. J.

8. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

1.
2.
3.
4.

**Deponents**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Gobichettipalayam on 20-12-2024

1.
2.
3.
4.

**Deponents**



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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